

TOWN OF HILLSBOROUGH

San Mateo County

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1600 Floribunda Avenue
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Architecture and Design Review Board Agenda

Tuesday, September 04, 2012 at 4:00 pm
Town Hall, 1600 Floribunda Avenue – Community Room

Applicants: Your extra plans will not be returned at the meeting; they will be available in the Planning Office for one week after the meeting.

CALL TO ORDER

APPROVAL OF MINUTES

August 06, 2012

WRITTEN/ORAL COMMUNICATIONS

Anyone who wishes to submit written communication or speak to the Board about any item not on the agenda may do so at this time. It is, however, the Board's policy not to stop the meeting to read correspondence that is submitted at the meeting. Materials may be submitted to the staff for the record.

PUBLIC HEARING ITEMS

Consent Calendar: The consent calendar includes routine items that do not require discussion. If a Board member or a member of the audience wishes to discuss an item on the Consent Calendar, it can be removed for discussion. Items on the consent calendar can be approved in one motion to expedite the meeting.

Consent Items

Landscape Plans

1. **889 Sharon Drive - Jurash & Khan (Shades of Green Landscape Architecture)**
Request for revisions to a previously approved landscape plan associated with the construction of a new two story French style residence of approximately 6,311 square feet of floor area (24.1% Floor Area Ratio), which includes reconfigured walkways, lawn areas, patios, new arbor in the rear yard and an enhanced planting plan. *(New residence and original landscape plan approved at the June 07, 2010 ADRB Meeting)*
2. **940 West Santa Inez Avenue - Davis (Ronald A. Perner, Architect)**

Continued request for the installation of a new tennis court (approximate dimensions of 109-feet by 49-feet) at the rear of the property, which includes new retaining walls and plantings associated with installation of the tennis court, removal of one oak tree and associated tree stump removal. *(Proposal was continued at the August 06, 2012 ADRB meeting).*

Regular Items:

Additions/Remodels

3. **1335 Buckingham Way - Chavez (J Deal Associates)**
Request for a first and second floor addition of approximately 932 square feet of floor area (23.9% Floor Area Ratio) to an existing two story Spanish style residence.
4. **171 New Place Road - Lyche (TRG Architects)**
Request for a lower and main level addition of approximately 2,053 square feet of floor area (19.3% Floor Area Ratio) to the rear of an existing multi-level Tudor Revival style residence. The existing residence is legal non-conforming as it exceeds the maximum height of 32-ft established by the building envelope. The proposal includes a request, per HMC 17.20.020(E), to continue this non-conforming height with the additions for purposes of architectural consistency.

New Houses

5. **790 Chateau Drive - Lal (RGI Construction Services, Inc.)**
Request for a teardown and new single story Mediterranean inspired residence of approximately 3,103 square feet of floor area (14.3% Floor Area Ratio). The proposal was initially approved administratively as a ground floor addition and facade improvements on February 24, 2012 ; however, due to exceeding of scope of work in the field, the proposal is being reviewed by the ADRB as a teardown, per HMC Section 2.12.070(A)(1)(c)(iii).
6. **11 Mountain Wood Lane - Keyhani (Essalat Architects / Michael Callan Landscape)**
Request for construction of a new multi-level Neoclassical French style residence of approximately 7,355 square feet of floor area (20.63% Floor Area Ratio), including a single story detached pool house on a vacant lot and associated landscape plan including tree removal, new plantings, new driveway, new patios, swimming pool and retaining walls. *(Project received preliminary review at the August 06, 2012 ADRB meeting)*

DISCUSSION ITEM(S)

ADJOURNMENT

APPEALS: The Architecture and Design Review Board's decision may be appealed to the City Council within fifteen (15) days of the ADRB meeting date. Instructions for filing appeals are available in the Planning Office. Please be advised that if you challenge in court the ADRB action, you may be limited to raising only those issues raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Office at, or prior to, the public hearing.

SPECIAL ACCOMMODATIONS: If you need a disability-related modification or accommodation, including auxiliary aids of services, to participate in the ADRB meeting, or if you need an agenda in an alternate form, please contact the City Clerks Office at 375-7412 at least 24hours before the scheduled ADRB meeting.